



SOUTHEAST LOS ANGELES *Plans*



A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES



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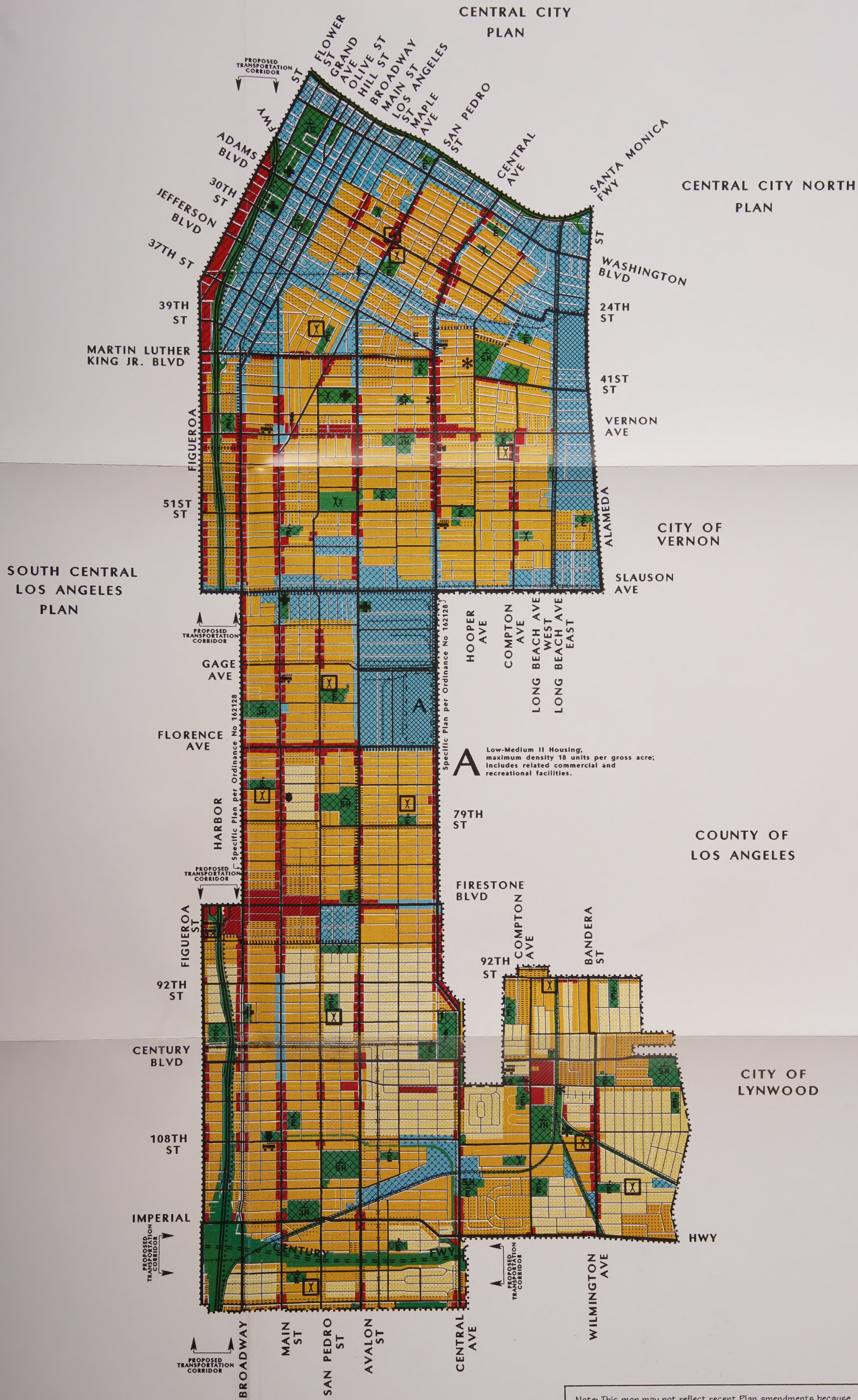


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* This Document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the Broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The Text is essentially the same as the originally adopted Plan.



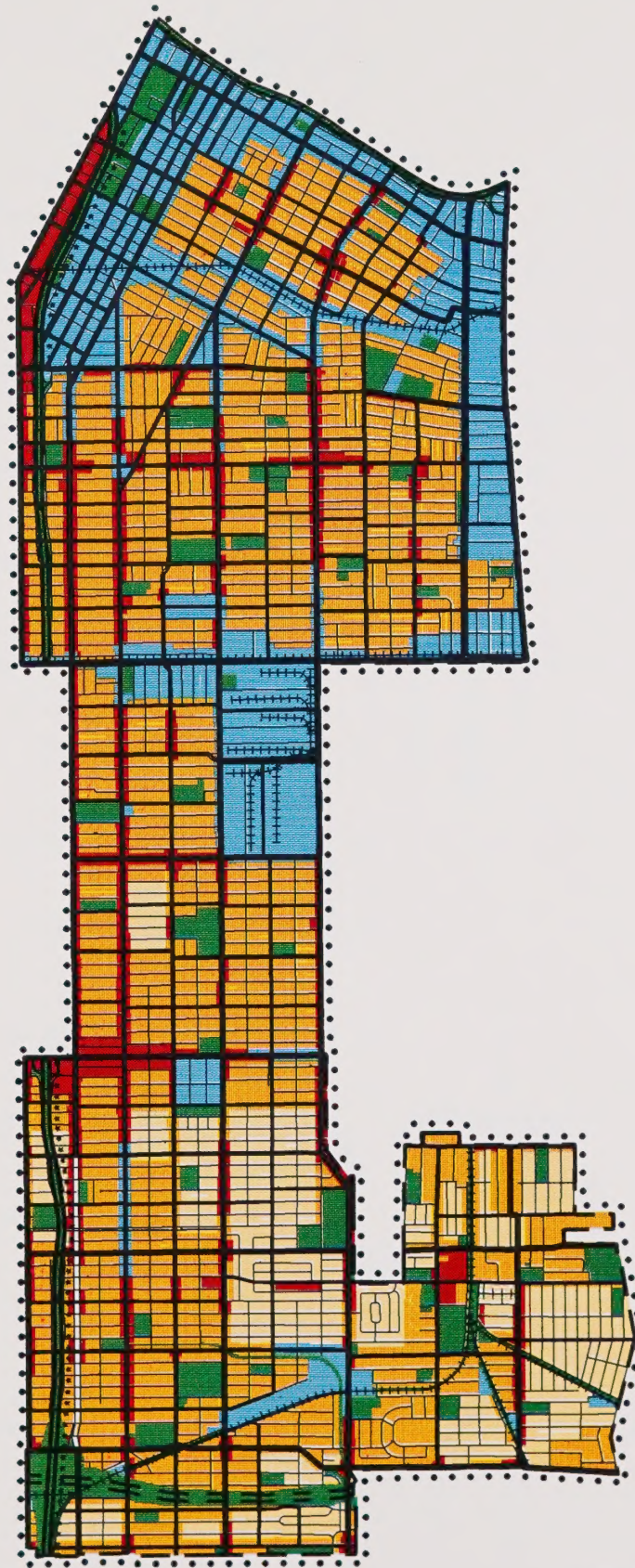
Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.



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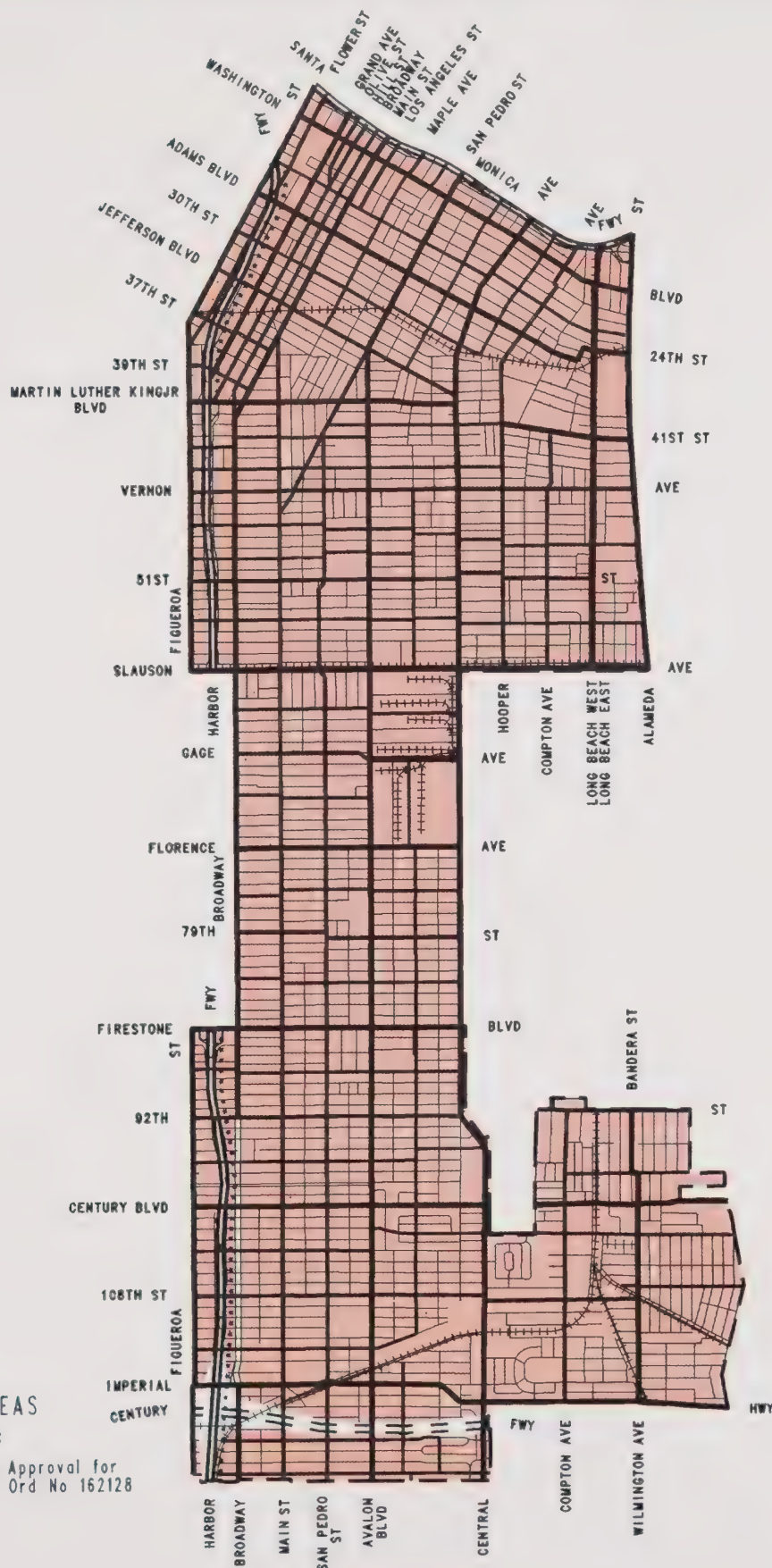


..... For details see Specific Plan

SOUTHEAST LOS ANGELES GENERALIZED LAND USE



NOT TO SCALE



SPECIFIC PLAN AREAS
FOR DETAILS REFER TO:

Conditional Use Approval for
Sale of Alcohol Ord No 162128

SOUTHEAST LOS ANGELES GENERALIZED CIRCULATION

NOT TO SCALE

Southeast Los Angeles District Plan

The Southeast Los Angeles District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PREAMBLE

The Southeast Los Angeles District contains the communities of Central, Avalon, Green Meadows and Watts. The District has an area of 9,430 acres, or 14.8 square miles. Comparative figures for population and capacity are:

1980 Population	185,521*
1989 Population (Estimated)	205,023*
Existing Zoning Capacity	378,000
2010 Projected Population	204,000*
Plan Population Capacity	209,510

Inner-City Problems

South Los Angeles (the Southeast and adjoining South Central Districts) is a part of the Los Angeles "inner-city". Like central areas of most large cities, it is confronted with numerous physical, social and economic problems: a deterioration of housing, commercial and industrial development, and public facilities and utilities; a declining tax base and rising tax rates; unemployment and crime; an abandonment of homes, and in some cases whole neighborhoods. Fear of financial and social instability in these communities has caused some businesses, industries, and residents to leave. Social and economic segregation and private, public and institutional disinvestment is thus intensified.

These figures illustrate the economic segregation: In 1980, the median family income in South Los Angeles was \$10,655, approximately 51% below the City average of \$21,714. In comparison, that of suburban residents was about \$39,695.

* These figures are based on the 1980 Census, plus the Census undercount. The figures do not include uncoun-
ted numbers of undocumented aliens.

The newer suburbs and fringe cities have been very successful in obtaining many new public utilities, facilities and services as well as the investment of both the public and private sectors. They are able to attract that which

maximizes their tax base and minimizes their expenditures. The older inner-city has been less successful in obtaining new public utilities and facilities and maintaining and attracting private investment and services. Further, the inner-city is faced with the problem of maintaining and replacing facilities that have existed for many years.

Impact of Government Policies

National policies have encouraged urban sprawl. Federal Housing Administration (FHA) and Veterans Administration (VA) mortgage policies have resulted in millions of middle class Americans moving to the suburbs. These government-backed mortgages require minimal down payments and, in the main, have been largely utilized for construction of new single-family housing which generally does not occur in the older inner-city. Federal and State highway taxes have financed the construction of a network of highways and freeways, facilitating outlying development to the detriment of the inner-city. The need for programs to assist with the maintenance and rehabilitation of the existing housing stock has been largely ignored.

The taxing policies of all levels of government encourage investment in new residential, commercial and industrial construction on open lands but discourage the rehabilitation and conservation of existing structures.

The City has developed a number of programs to cope with the inner-city problems; however, these programs have not resulted in the changes needed to bring about a desirable environment.

Need for Action

The problems were identified by the McCone Commission after the South Los Angeles riots in 1965, but the public and private attention and investment needed to bring about an improved physical, social and economic environment still have not been made. There is no indication that the downtrends are slowing; in fact, they are spreading into other areas. It is beginning to be apparent that if deterioration is allowed to continue, the remainder of the City will be adversely affected - blight will spread further into adjacent communities, and the entire City will be burdened with ever-increasing expenditures to control crime and fight fires, resolve health problems, provide educational programs, and provide sustenance to persons through public welfare programs. The vitality and health of South Los Angeles is essential to the future well-being of all of Los Angeles.

The social consequences of physical and economic deterioration are even more significant. 1989 City estimates show that 50.6 percent of the population in South Los Angeles is black, and 44.6 percent is Hispanic and those ethnic groups are confronted with many social ills. Although plans prepared for this portion of the City will not, in themselves, solve social ills, they acknowledge that social inequities can be disruptive in the overall to the smooth functioning of local government in behalf of all of its citizens. The Kerner Commission, in 1968, concluded: "Our nation is moving toward two societies, one black, one white - separate and unequal...To pursue our present course will involve the continuing polarization of the American community and ultimately, the destruction of basic democratic values...The alternative is... the realization of common opportunities for all within a single society...This alternative will require a commitment to national action - compassionate, massive, and sustained, backed by the resources of the most powerful and richest nation of this earth. From every American it will require new understanding, and, above all, new will".

Role of Government

Steps must be taken to fully integrate our society, both socially and economically, by providing opportunities to those who have the fewest opportunities; this means housing, employment and educational opportunities everywhere and equal mobility for all. The inner-city must again become a place where people want to live and work and where business and industry want to locate. City government can and should play a lead role to reverse downtrends in South Los Angeles. This requires leadership and commitment on the part of the Mayor, City Council and each department and commission. For instance, short-term reallocations of services and capital expenditures with priorities based on area need may be required for overall citywide long-term benefits.

However, the City of Los Angeles cannot alone solve all of the problems; other governmental agencies also have a vital role to play. A concurrent, coordinated effort and change of policies will be required by the County, State and Federal agencies that have the responsibilities for assuring the health, safety and welfare of all citizens. The city will have to seek and advocate legislation to foster the deliberate redirection or expansion of public policies and programs. This could include tax incentives to encourage investment in the inner-city, perhaps a redefinition and application of eminent domain for private as well as public purposes, or other programs directed toward the elimination of the problems of the area.

Role of Private Sector

Government action alone cannot meet the goal of making the inner-city once again a desirable place to live and work. Four out of five jobs in the United States are provided by private enterprise. Therefore, the private sector must participate through massive new investments in South Los Angeles if the social and economic trends of this area are to be reversed. Commitment and reallocation of public services and capital expenditures are necessary to give private enterprise the confidence that it can profitably invest its resources in this area. The public action can be coupled with the interest, action and investment of the private sector. Both are vital for the economic, social and physical resurgence of South Los Angeles and other inner-city areas. The city must develop methods to retain and attract private investment, especially in the inner city.

Summary

In summary: The vitality and health of the various portions of the City are interdependent; the well-being of South Los Angeles is essential to that of all of Los Angeles. Equality of opportunity requires that the living and working areas of all parts of the City be available to all citizens; to bring South Los Angeles to the level of other areas requires a redirection of public expenditures and action. Massive private investment is also required; a public commitment must be made to these goals and actions before private enterprise will gain the confidence needed to invest its resources.

The policies in this Plan are intended to provide direction and a course of future action for the City and its Departments. Any actions called for in this Plan which require additional funding are subject to City Council authorization through the budgetary process.

PURPOSES

Objective of the Plan

The General Plan is a long-range, multi-issue development guide which proposes desirable patterns of physical change consistent with anticipated population based largely on the regulation of land uses. The Concept and Citywide Plan portions of the General Plan set forth general policies, including the broad patterns of Land Use, Circulation, and Service Systems Elements of the General Plan, on a long range and intermediate range basis, respectively. In declining areas of the City, the traditional planning approach oriented to land use and zoning will not be

adequate and will not in itself result in needed physical, social and economic change.

The problems of South Los Angeles have had less to do with land use and zoning than with the increasing gap between rich and poor. The Plan must be primarily directed toward the root problems of (1) poverty and unemployment, (2) serious deficiencies in educational achievement and (3) the lack of adequate community safety. It must be concerned with improving the quality of life for approximately 200,000 persons.

The Southeast Los Angeles District Plan is intended to be sensitive to the economic and social needs of the area residents and recognizes the interrelationships among the physical, social and economic environments of the community. It recognizes the low level of public and private investment along with the declining economic conditions and shifting migration patterns. The Plan calls for a reversal of trends through a commitment on the part of the City to promote the health, safety and general welfare options for persons who live and work in the District and, in doing so, encourage the conservation, stability and improvement needed to achieve a better quality of life in the Southeast Los Angeles District. These options toward improved health, safety and general welfare include better conditions within the District, as well as opportunities elsewhere. Betterments for this District require, among other measures, improved sources of capital funding both here and for the entire City.

IT IS THE OBJECTIVE OF THE SOUTHEAST LOS ANGELES DISTRICT PLAN TO COMMIT THE CITY TO THE REDIRECTION OF ITS ENERGIES TOWARD THE IMPROVEMENT AND UPGRADING OF DECLINING AREAS OF LOS ANGELES IN GENERAL AND THE SOUTHEAST LOS ANGELES DISTRICT IN PARTICULAR, AND THE DISTRIBUTION OF CITY RESOURCES BASED ON PRIORITY OF SPECIFIC COMMUNITY NEEDS.

USE OF THE PLAN

The purpose of the Southeast District Plan is to provide a guide to the future of the District for the use of the City Council, the Mayor, the City Planning Commission, other concerned governmental agencies; residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and service systems which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who

live in the District, within the larger framework of the City; guide the future of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth with stability; reflect economic potential and limitations, land development and other trends; provide the facilities and amenities and promote a socio-economic climate which will result in stable and desirable neighborhoods for the residents of the District; and protect investment to the extent reasonable and feasible.

This Plan is not an official zone map and does not imply any right to a particular zone for any specific property. Changes of zone are considered under a procedure established under the Los Angeles Municipal Code subject to various requirements set forth therein, including consideration of their relation to and effect upon the General Plan. The Plan is subject to periodic review and amendment.

The Plan alone does not guarantee its accomplishment. It is clear that a wholehearted commitment and coordinated effort, combining public and private resources and actions are necessary if the objective of improvement and upgrading is to be realized. Anything less will hasten the spread of deterioration to all of Los Angeles and make the preparation of the Southeast Plan a mere exercise.

POLICIES

1. LAND USE

The Southeast Los Angeles District has many amenities, including a pleasant climate, convenient location and substantial investments, both public and private, and is a valuable resource to be recycled and improved. Investment in the inner-city is needed and may be encouraged through a variety of incentives, including less restrictive and more flexible land use regulations. A key feature of this Plan is the delineation of Opportunity Areas within the Southeast District where such methods might be utilized. Therefore,

IT IS THE CITY'S POLICY:

- o To promote a land use pattern which preserves the areas that are viable and provides for improvements in areas that are not.
- o To establish "opportunity areas in the Southeast District to specifically encourage private investment in housing, commerce and especially industry.
- o To rezone lands to appropriate uses.

- o To encourage and assist citizen involvement and participation in improving and upgrading housing, commerce and industry.
- o To eliminate incompatible land uses where feasible.
- o To encourage the pooling of resources by means of local economic development corporations or similar entities.

Housing

Nearly half of the dwelling units in the Southeast District where built before 1940. Many units are structurally sound and should be viewed as a resource to be conserved.

Some units require maintenance, some require rehabilitation, and a few are structurally unsafe and should be demolished. Property owners hesitate to rehabilitate these units for a number of reasons: insufficient funds, fear of recurring vandalism, inexperience in construction trades, misinformation or lack of information regarding current Code requirements, and concern that increased value will lead to higher property taxes, which further affect their ability to afford decent housing.

An unusually high number of dwelling units in the Southeast District are unoccupied and should be reinhabited. New and move-on housing should be located on vacant land which is scattered throughout the District on parcels cleared by demolition. Also, residential uses are mixed with industrial uses and many single-family neighborhoods are zoned for Medium density development and, therefore, liable to apartment intrusion. Therefore,

IT IS THE CITY'S POLICY:

- o To separate residential and industrial uses and make zoning consistent with land uses in viable single-family areas.
- o To encourage the maintenance and improvement of existing structurally sound housing.
- o To cite and, if necessary condemn and demolish, residential structures that have deteriorated to a condition of disrepair and are structurally unsafe and provide relocation assistance to the occupants where applicable.
- o To encourage the county tax assessor's office to study special tax exemptions or delays in revaluation of rehabilitated homes.

- o To hasten the re-use of long-term vacant housing.
- o To encourage utilization of vacant lots for construction of new housing units or move-on housing with special emphasis on opportunity area.
- o To encourage conservation and rehabilitation and provide informational literature which clearly describes current code requirements and a number of preventive measures to minimize vandalism to vacant, uninhabited structures.

With a few exceptions, the Southeast District does not contain identifiable neighborhoods. The improvement and stability of the District will be enhanced by encouraging home ownership and by developing a sense of neighborhood identity. Therefore,

IT IS THE CITY'S POLICY:

- o To preserve stable neighborhoods and upgrade those in the process of deterioration, including the rezoning of residential lands to conform to plan recommendations.
- o To define a minimum citywide level of neighborhood services, facilities and amenities with capital improvement priorities based upon needs.
- o To encourage home ownership by district residents to reduce the level of absentee ownership and, indirectly, the problem of proper maintenance.
- o To promote the use of a buffer, through landscaping, parking or other means, between residential areas and adjacent incompatible uses.

Low-rent housing is concentrated in the Southeast District, and residents are economically limited in terms of housing choice. Everyone should be given the opportunity to choose where they would like to live and should not be economically confined to a specific geographic area. The Plan policies emphasize the need to expand opportunities within the District. It is implied that residents should have the option not only of living elsewhere, but also of remaining in an improved Southeast District -- a district which would also be attractive to citizens from other areas as a place to live and work. Therefore,

IT IS THE CITY'S POLICY:

- o To actively pursue all programs that would provide a range of housing alternatives and opportunities city-wide.

- o That low-rent housing should not be concentrated in a geographic area.
- o To seek continuous funding for applying the 15% low and moderate income housing ordinance.
- o To seek to provide an environment in the Southeast District which would be attractive to all Los Angelenos.

Commerce

The public sector can provide incentives to assist and attract private investment into Southeast Los Angeles. However, the private sector must make massive investments if the trend towards declining commercial business is to be reversed. Therefore,

IT IS THE CITY'S POLICY:

- o To attract, assist and encourage private investment and development that adequately meets the changing commercial needs of the District residents.
- o To maximize the use of public resources to improve selected commercial areas in the Southeast District.

The District has approximately 1,377 acres of commercially zoned land, which is more than three times as much as is needed and is largely developed in a "strip" pattern along Major and Secondary Highways. The present economic conditions and the over-abundance of commercially zoned land and its strip pattern have caused blight and resulted in marginal uses. Many uses are incompatible with commercial development, and some have been converted to unauthorized uses. Code enforcement in these instances is sporadic. Therefore,

IT IS THE CITY'S POLICY:

- o To rezone C2 zoned properties not being used for commercial purposes for a more appropriate use.
- o To cite bad, if necessary, condemn and demolish commercial structures that have deteriorated to a condition of disrepair and are structurally unsafe and consider rezoning for more appropriate use, with the provision of relocation assistance to the occupants, where applicable.
- o To systematically enforce the Municipal Code with regard to undesirable uses in commercial zones.

Although there is a great amount of commercial zoning in

the District, the mixture of uses permitted by the zoning and the existing commercial pattern dilutes the effectiveness of commercial services, is inconvenient to the shopper and reduces the overall economic viability of the area. Therefore,

IT IS THE CITY'S POLICY:

- o To promote the development of a variety of commercial activity centers throughout the Southeast District to serve regional, district, community and neighborhood commercial needs.
- o To maintain and improve existing commercial uses which are now or have the potential of functioning adequately.
- o To encourage the improvement of the appearance, attractiveness and image of commercial areas.

Industry

The District has approximately 1,883 acres of industrially-zoned land. The full utilization of industrial land is vitally important to economic improvement in Southeast Los Angeles, especially to expanded employment opportunities. From 1971-1976 the District lost 152 firms providing 7,925 jobs; only 14 firms supplying 542 new jobs came in, resulting in a net loss of 138 firms and 7,383 jobs. It is incumbent upon the City to recognize the importance of attracting and keeping industrial development wherever possible. Therefore,

IT IS THE CITY'S POLICY:

- o To protect, consolidate and improve the existing industrially zoned areas for industrial purposes.
- o To attract, assist and encourage private industrial investment and development.

Industry is not attracted to old and deteriorating structures or to areas which are mixed with residential uses, unsafe, visually unattractive or lack appropriate amenities. Therefore,

IT IS THE CITY'S POLICY:

- o To encourage the improvement of the appearance, attractiveness and image of industrial areas.
- o To separate residential and industrial uses.
- o To cite and, if necessary, condemn and demolish industrial structures that have deteriorated to a condition

of disrepair and are structurally unsafe, with the provision of relocation assistance to the occupants, where applicable.

II. SERVICE SYSTEMS

Many of the present needs of the Southeast District are directly related to the unequal distribution and inadequate improvement of some public services and facilities. The City funds available for capital improvements are limited. Thus, an expansion of capital funding sources appears to be needed if systems deficiencies are to be corrected in this District and elsewhere throughout the City. Therefore,

IT IS THE CITY'S POLICY:

- o To provide and promote public services and facilities adequate to meet the needs of District Residents.
- o To seek means of increasing the available funding for public service systems improvements.

Employment

The most crucial issue confronting the Southeast District is unemployment and low income of its residents. This contributes to the severity of other problems in the District. There is a lack of appropriate job skills among the residents in addition to a loss of job opportunities. The development of new programs and the full implementation of existing programs designed to overcome these problems are severely needed to improve the economic conditions of the residents. Therefore,

IT IS THE CITY'S POLICY:

- o To encourage new jobs and retain existing jobs in and near the Southeast District.
- o To actively seek programs in private industry and government for the improvement and development of job skills for residents of the Southeast District.
- o To take full advantage of state and federal programs designed to reduce unemployment (or increase employment) and raise income levels, including the development of publicly-supported day-care centers allowing working mothers maximum employment opportunities.
- o To assist in the matching of job skills and people in the region.
- o To encourage the employment of local vendors, contractors and residents in public and private projects.

Education

The low level of educational achievement in the Southeast area is another crucial issue and a contributing factor to the problems of the District. The students attending public schools serving this area have consistently scored below the Citywide averages on achievement tests and have exhibited high transiency and attrition rates. Programs which seek to motivate the student through family or home understanding of the values of education should be supported and expanded. In addition, most of the school facilities and site sizes are outmoded and substandard. The expansion of school sites usually requires the acquisition of property, often resulting in the displacement of residents. The City recognizes that it has very limited influence over the School District as an autonomous agency; however, the City does have direct involvement in the physical environment surrounding the school and its neighborhood. The need to upgrade the educational environment within the Southeast area is of extreme importance. The Los Angeles Unified School District is presently under court order to integrate the schools of the District. The City can assist by promoting the integration of neighborhoods throughout the City. Successful implementation of the policies of this Plan will tend to foster integration of neighborhoods and, therefore, of schools. Therefore,

IT IS THE CITY'S POLICY:

- o To strongly urge, support and assist the School District in its efforts to improve and equalize the facilities and level of achievement throughout the School District.
- o To provide supporting services which would (1) coordinate the efforts of public agencies and citizens groups for the improvement of school facilities and (2) encourage use of schools for neighborhood activities, including recreation.
- o To support additional privately and publicly sponsored child care and pre-school centers, to accommodate working mothers and to better prepare pre-school children in the District for the formal education process.

Safety

South Los Angeles has a regional image as an unsafe area, which is substantiated by the fact that some residents fear for their personal safety and by statistics on crime, incidence of fire and number of unsafe dwelling units. The social and economic environment in the Southeast District has resulted in an atmosphere which contributes to the adverse conditions as they relate to community safe-

ty. The City has the responsibility of providing community safety through the activities of the Police, Fire and Building and Safety Departments. However, the effectiveness of these Departments depends upon the cooperation, participation and input of the District's residents. Any improvement of the Southeast District must be coupled with better community and personal safety, changing the unsafe image of the Southeast area. Therefore,

IT IS THE CITY'S POLICY:

- o To provide an adequate and effective level of community safety.
- o To encourage and assist citizen involvement and participation in establishing and promoting personal, neighborhood and community safety.

Recreation

The social and economic conditions of the Southeast District have greatly increased the need for improved recreational facilities. At present, they are outmoded and inadequate and do not meet the special needs of residents. The City of Los Angeles has the direct responsibility for providing public recreation opportunities for this area. A severe shortage of park land and other recreational facilities exist in the Southeast District. Based on the National Recreation Association standard of 4 acres per 1,000 people, the District should have 768 acres of park land. Its present 72 acres leaves the District short 696 acres. Even using a conservative 1 acre per 1,000 standard, the District should have 192 acres, or 120 more than the present 72 acres. In recent years City staffing and expenditure levels for recreational purposes in the District have increased substantially. In addition, residents of the Southeast District have access to Will Rogers Memorial Park and other recreational facilities in the County territory adjacent to the District.

Recreation areas of school properties should be made accessible for full public use during non-class hours. This will necessitate an agreement between the School Board and the City.

It is essential to upgrade the public recreational environment and to encourage the development of private recreation facilities. However, residents should realize additional park land often means public acquisition of property. Further, public recreation improvements should be given priority on the basis of need throughout the City. Therefore,

IT IS THE CITY'S POLICY:

- o To encourage, stimulate and if necessary create private recreational opportunities in the Southeast District.
- o To make full use of park land through the provision of improvements and facilities.
- o To promote the development of neighborhood parks.
- o To recognize the special recreational needs of the Southeast District in establishing priorities and planning park improvements and recreation facilities.
- o To support the use of school facilities for recreational activities for the general public after hours and on weekends.

Health

The quality of life in the Southeast District is greatly affected by problems related to health. The Southeast District is part of the County's Central Health District. Although a surplus of doctors exists, the Central Health District has the second worst overall health ranking in the County. The common house rat constitutes a major problem. The lead contained in paint applied to structures built prior to 1939 has proven to be a health hazard to young children who sometimes ingest this paint. Therefore,

IT IS THE CITY'S POLICY:

- o To encourage the County Health Department to improve health education and access to health facilities serving this District.
- o To encourage residents to eliminate living conditions which foster rat population increase and to urge the County to reinstitute the rat-catching program.
- o To encourage property owners to remove and/or paint over surfaces covered with lead based paint.

Other Social Services

Many agencies are responsible for providing a full range of social services to the residents of the Southeast District. To provide adequate services, these agencies must recognize the special needs of the residents as they relate to Health, Welfare, Legal Aid, Animal Control, Senior Citizens and the like. The City is concerned that residents receive adequate services for taxes paid and that they know how to use the available services. Therefore,

IT IS THE CITY'S POLICY:

- o To seek to ensure that the special social service needs of the residents of the Southeast District are met by the various agencies responsible.

Municipal Facilities and Utilities

The basic facility and utility systems including water, power, gas, wastewater, storm drains, solid waste disposal, libraries, parks, police and fire stations and other public buildings, have been in place for many years in the Southeast District. Some standards have not been sufficiently flexible to meet differing needs of various parts of the City. Therefore,

IT IS THE CITY'S POLICY:

- o To maintain, improve and provide municipal services at a level which meets standards based upon the varying needs of people throughout the City and allocate according to those needs.

The City could be influential in attracting private investment through the location and improvement of Municipal Facilities and Utilities. In some cases, shared facilities can be more economical. Therefore,

IT IS THE CITY'S POLICY:

- o To utilize the continued maintenance, location and development of Municipal Facilities and Utilities to attract private investment and coordinate and maximize the joint use of public facilities in the Southeast District.

III. CIRCULATION

Streets, Highways, and Freeways

The streets and highways system in a community forms the physical framework for access and circulation. The Major and Secondary Highway system in the Southeast District has been developed in a grid pattern; however, many of these streets are substandard. Traffic flow on the Major and Secondary Highways is impeded by the large number of local street intersections. The design of Local Streets encourages through traffic, which is noisy and contributes to the deterioration of neighborhoods. Many streets have an unsightly appearance, presenting a negative image due to utility poles and wires, signs, uncleanness, etc. The City has the authority to deal with public streets; the control of these problems, plus the use of street furniture, lighting, coordinated design, etc., can help to upgrade the traffic circulation and physical environment

of the Southeast District. However, limited funds are available for these purposes. Therefore,

IT IS THE CITY'S POLICY:

- o To maintain and improve the existing streets and highways.
- o To reduce and discourage through traffic in low density residential neighborhoods.
- o To improve the appearance of the streets throughout the District.
- o To seek means of increasing available funding for circulation system improvements.

Freeways in and around Central Los Angeles carry a large volume of traffic, most of which is generated outside the District but has a significant adverse impact on the inner-city environment, particularly the Southeast District. Areas adjacent to freeways are subjected to high levels of noise and air pollution. Therefore,

IT IS THE CITY'S POLICY:

- o To ensure that any adverse impacts of the existing or proposed freeway system are minimized or mitigated.

Most of the Southeast District was subdivided and developed at a time when the provision of alleys was common. As the use of the alleys has declined, many have become depositories for trash, are unkempt and often the source of fires, thus constituting annoyances to residents. Some of the alleys which provide access to properties are unpaved and/or substandard. Therefore,

IT IS THE CITY'S POLICY:

- o To vacate unneeded alleys and to maintain and improve alleys needed for access and circulation.

Bicycling is a recognized form of recreation and has the potential of becoming an alternative means of transportation. Therefore,

IT IS THE CITY'S POLICY":

- o To provide for and develop a system of bike routes for recreation and as a transportation alternative.

Parking

Existing off-street parking is often inadequate for the needs of Commerce and Industry, with the result that

streets are being used as accessory parking. Through better design, parking facilities in areas of high use could be made more functional and efficient, as well as improved in appearance and convenience. Therefore,

IT IS THE CITY'S POLICY:

- o To plan for and control the provision of parking facilities in areas of need, high activity and intensity.

Public Transportation

The Southeast District populace is characterized by a low percentage of automobile ownership, low median family incomes and a high dependency on public transit. The existing transportation system restricts Southeast residents in their search for jobs and access to shopping, recreation, health services and other opportunities. Therefore,

IT IS THE CITY'S POLICY:

- o To recognize the special needs and conditions of the Southeast District and to encourage and assist the Rapid Transit District and other responsible agencies in maintaining, improving and developing a public transportation system that will serve transportation needs of the residents.

Corridors of high transportation activity in the Southeast District provide an opportunity for upgrading and improving land uses at certain locations. Therefore,

IT IS THE CITY'S POLICY:

- o To promote the revitalization of land uses in conjunction with transportation improvements.

Railroads

Railroads provide service to District industries as well as those of other communities; however, rail lines at grade level produce noise, interfere with circulation and are unsafe. The railroad rights-of-way are not land-scaped and have a blighting effect. Therefore,

IT IS THE CITY'S POLICY:

- o To seek to mitigate the adverse impacts of the railroad within the Southeast District.

IV. PHYSICAL ENVIRONMENT

Physical environmental conditions have a bearing on the

quality of life in the Southeast District. Air quality is poor, with particulate matter (e.g. dust) and carbon monoxide exceeding state standards frequently. The District has several sites designated as historically significant by the City's Cultural Heritage Board. These should be protected and preserved. The proliferation of graffiti in recent years has contributed to the conditions of blight and urban decay which exist in many parts of the District, resulting in decreased property values and a diminished quality of life. Therefore,

IT IS THE CITY'S POLICY:

- o To encourage compliance with state and federal air quality laws.
- o To encourage preservation and restoration of objects, areas and structures of historic value.
- o To encourage efforts to improve the appearance of the district's commercial, industrial and particular residential areas through the removal and prevention of graffiti, including, where necessary, citing building owners who neglect to remove graffiti from their property.

PROGRAMS

The Southeast Plan emphasizes policies. This represents a new and unique planning approach by the City and a commitment to a redirection of resources aimed at reversing the negative trends in South Los Angeles.

There are a multitude of programs or follow-through actions that can be derived from or are implied by the policies in the Plan. Such programs originate from and are funded by a variety of sources -- federal, local, public and private -- and are carried out by a variety of agencies.

The Plan does not list programs, as any list would be incomplete and would imply a limitation on the policies. The policy statements are intended to establish the basis for determining new programs and for evaluating both existing and new programs. The policies not only serve as statements of City intent and attitude, but also serve as benchmarks against which programs can be measured.

Numerous programs are considered in two accompanying reports, the Environmental Impact Report (mitigation measures) and the Implementation Report. The implementation of these programs involves both City and non-City agencies. A separate report, an Annual Planning Program for the Southeast District, will be the chief vehicle for

delineating the work effort of the City Planning Department. These Planning Department endeavors will include:

1. Prepare Specific Plans for selected portions of the District where special regulations and controls are needed. Specific Plans are contemplated for the following when authorized by the City Council:
 - a. Vernon/Central - a community commercial center generally bounded by 42nd Place on the north, Naomi Avenue extended on the east, 47th Street on the south, and McKinley Avenue on the west.
 - b. Manchester/Broadway - a community commercial center generally bounded by 85th Street and 85th Place on the north, San Pedro Street on the east, 87th Street on the south and the Harbor Freeway on the west.
 - c. Opportunity Areas, if, when and where it is determined that specific planning is appropriate.

These Specific Plan studies must be carefully coordinated.

Each Specific Plan should consider the unique characteristics of the areas under study, including the specific cultural needs of the population, as well as the economic potential.

Qualitative and quantitative standards should be established to regulate floor area ratios, the use of land and buildings, height and bulk of buildings, architectural and

landscape treatment, signs, and vehicular and pedestrian circulation. Each Specific Plan should be prepared with a maximum of citizen involvement.

In addition to those listed, other Specific Plans may be determined necessary through the Annual Planning Program to attract interest in industrial areas.

2. Initiate zoning redesignations to conform with the land use proposals of this Plan.
3. Study the feasibility of:
 - a. Reorienting appropriate strip commercial areas away from the street and toward adjacent residential neighborhoods.
 - b. Closing or redesigning certain local streets and vacating unneeded alleys, including a phased program for implementation.
 - c. Creating "superblocks" through street vacations to attract interest in industrial areas.
4. Develop a strategy for:
 - a. The expansion of school sites or otherwise increasing the size of school facilities, jointly with the School District.
 - b. Stabilizing, preserving and improving selected residential neighborhoods, and commercial and industrial areas.

SOUTH CENTRAL LOS ANGELES

PROPOSED
TRANSIT
CORRIDOR

HARBOR
FWY
23RD ST
FIGUEROA ST

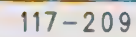
Specific Plan Per Ordinance 162128

SEE MAP 123P197



SOUTH CENTRAL LOS ANGELES





SEE MAP 117P213

SEE MAP 117P205



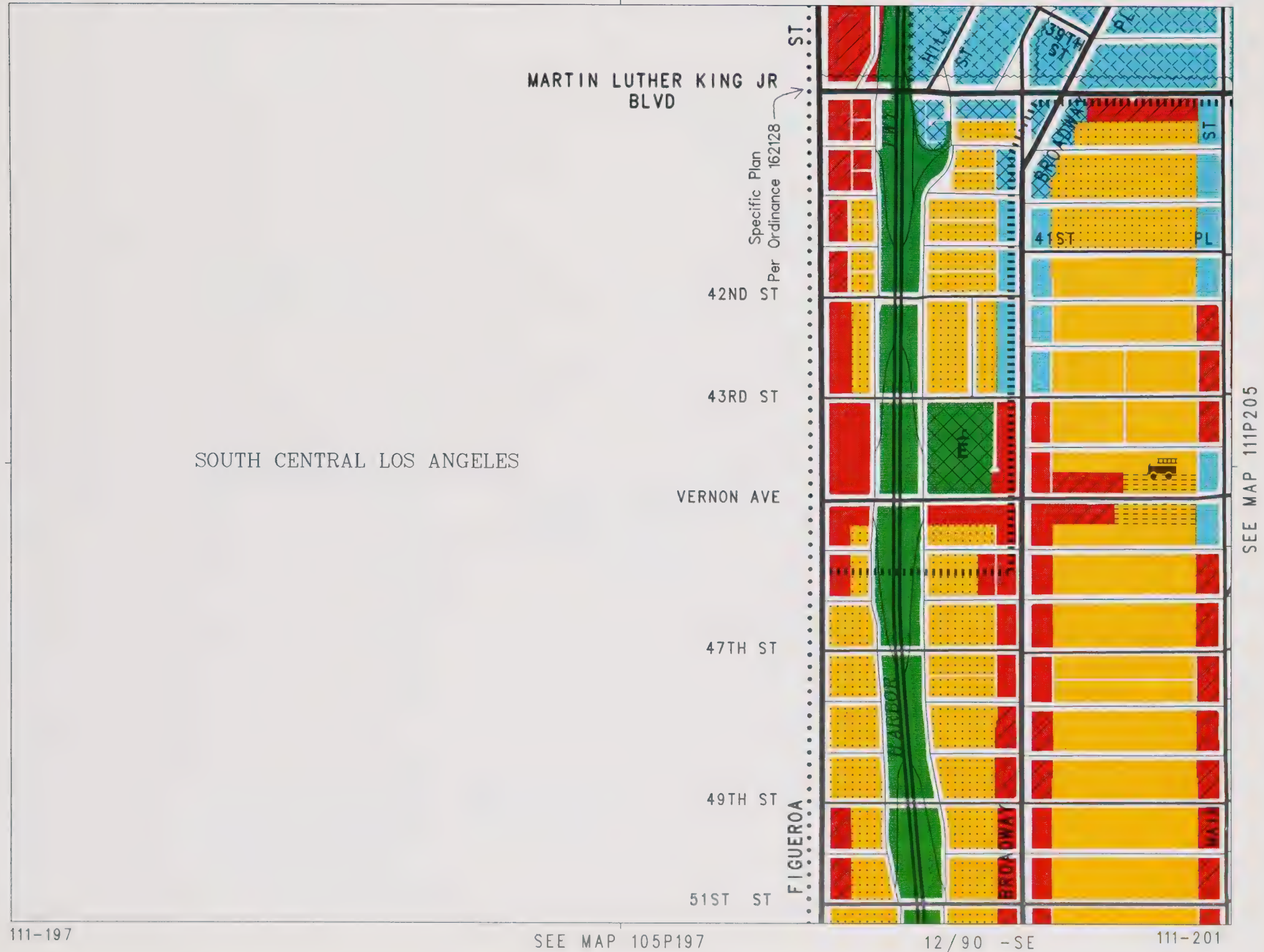
CENTRAL CITY NORTH

WASHINGTON BLVD

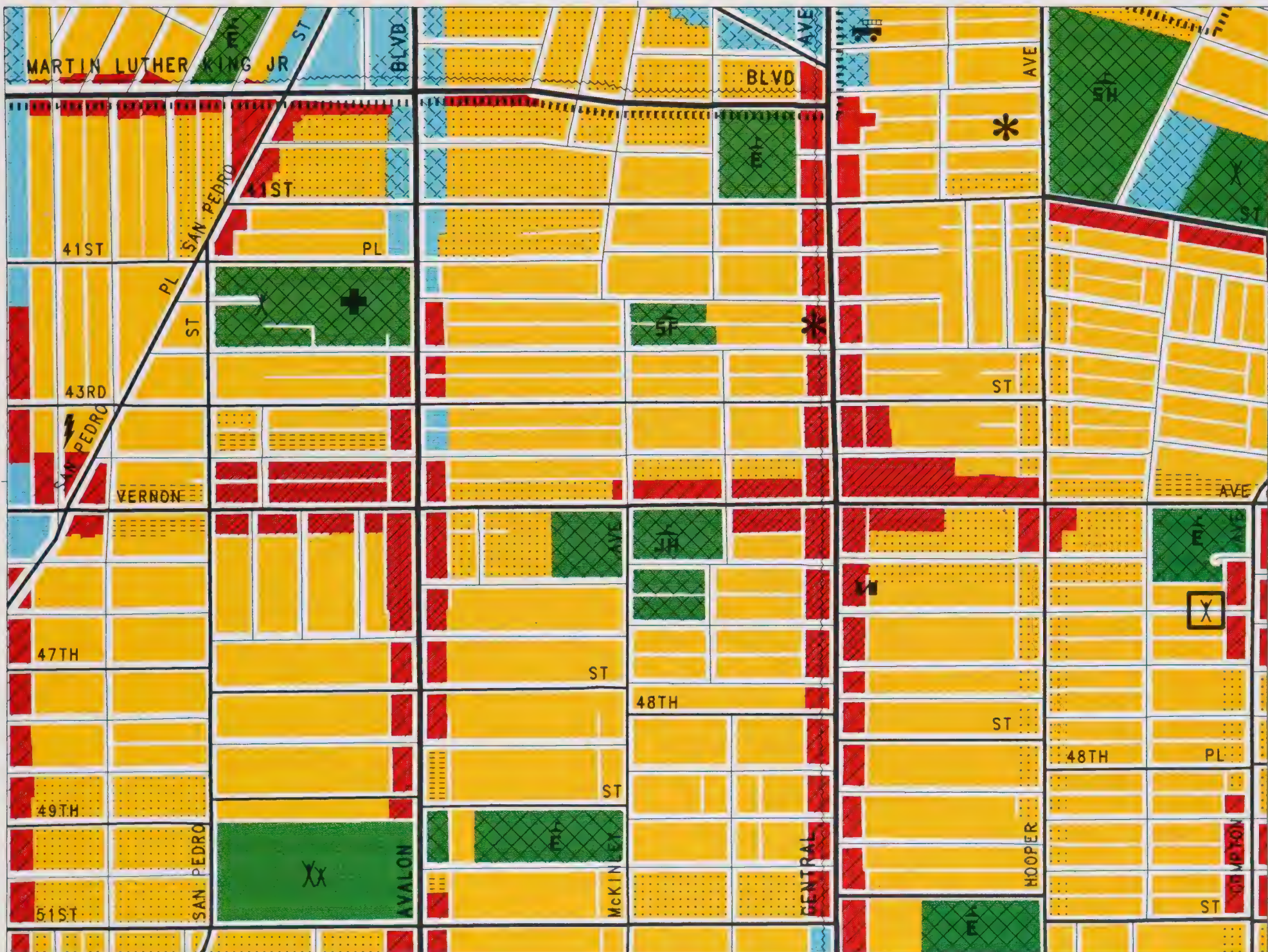
Specific Plan
Per Ordinance 162128

24TH ST

CITY OF VERNON

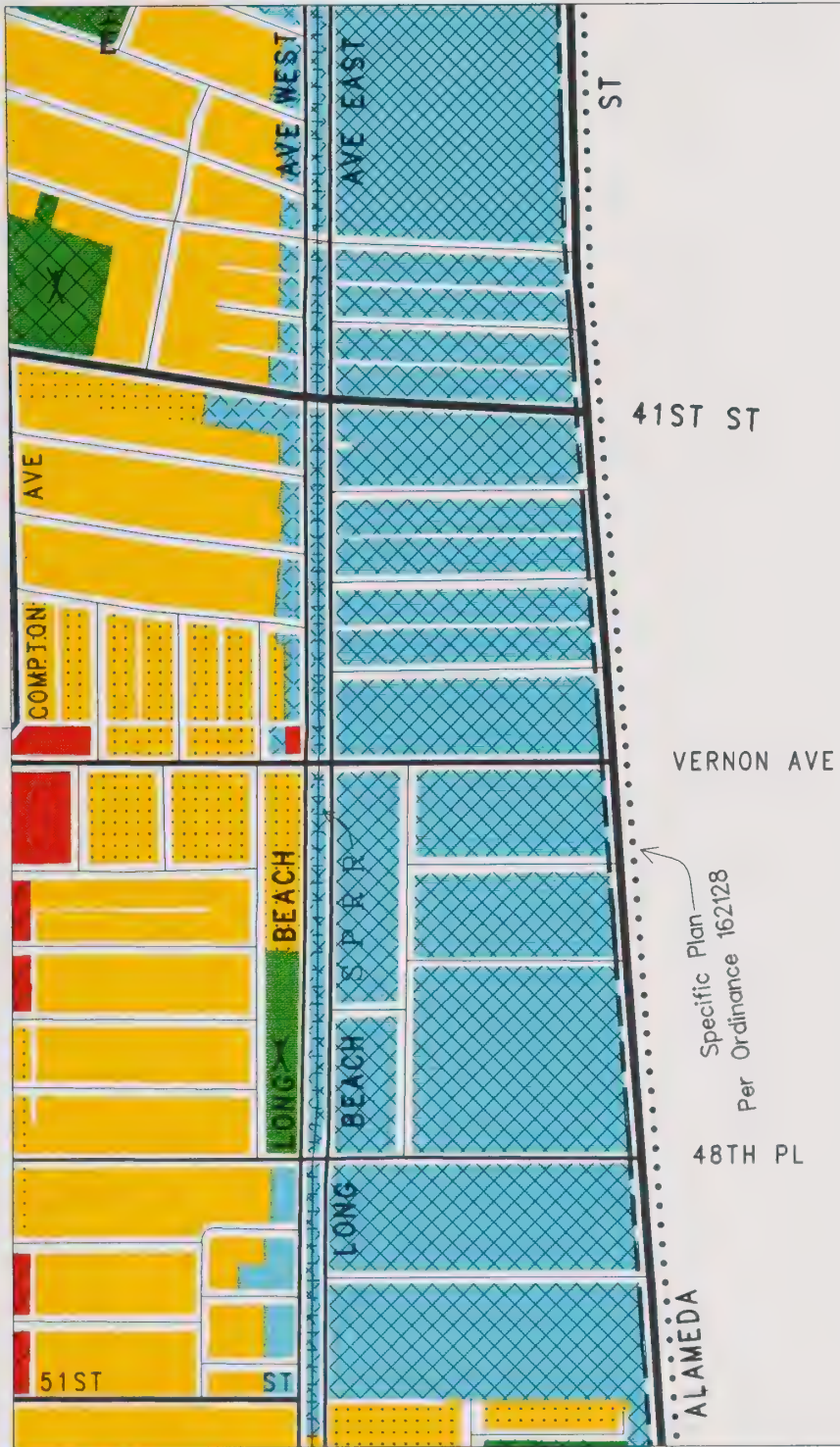


SEE MAP 111P197



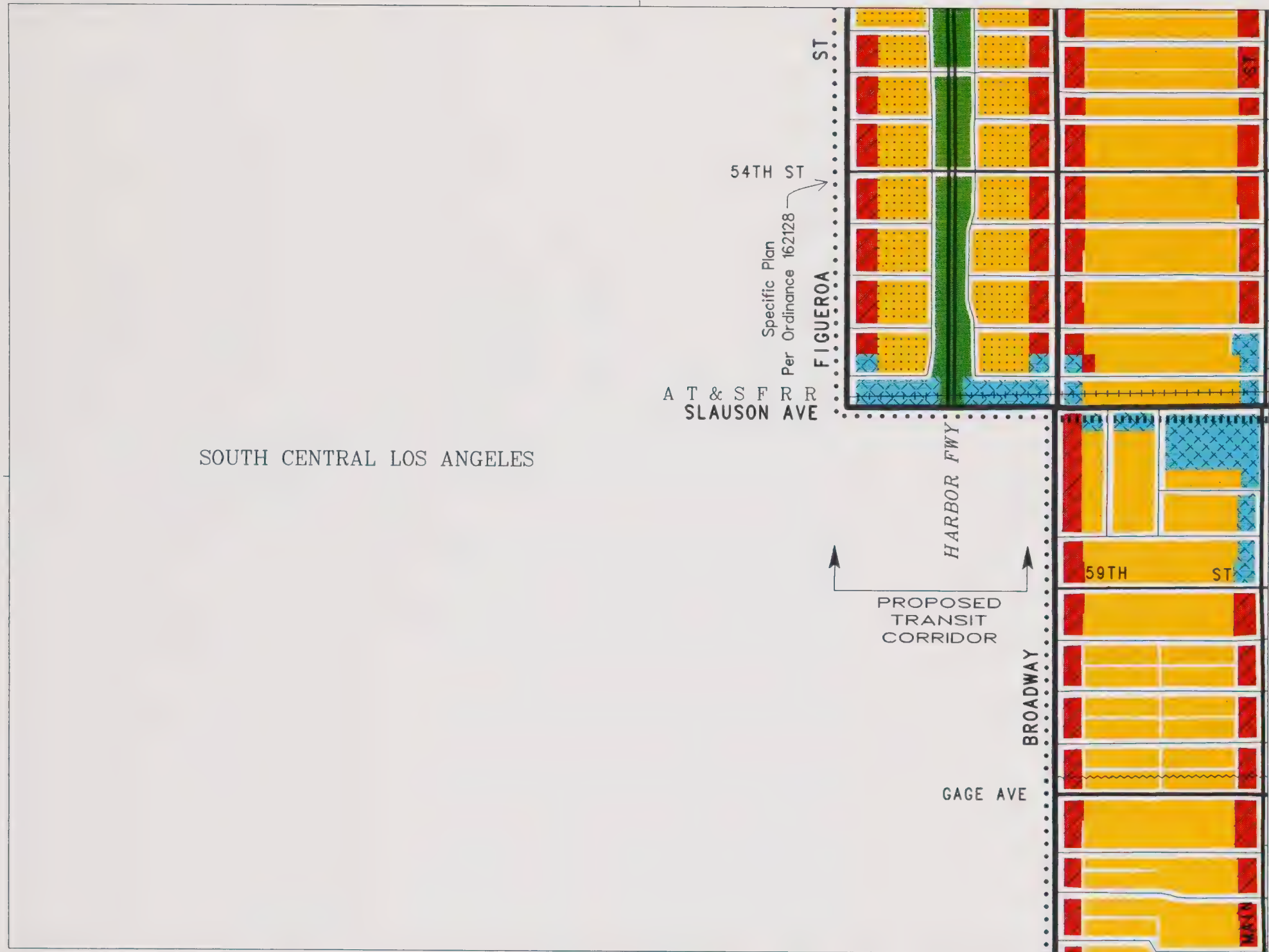
SEE MAP 111P213

SEE MAP 111P205

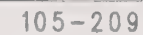


CITY OF VERNON

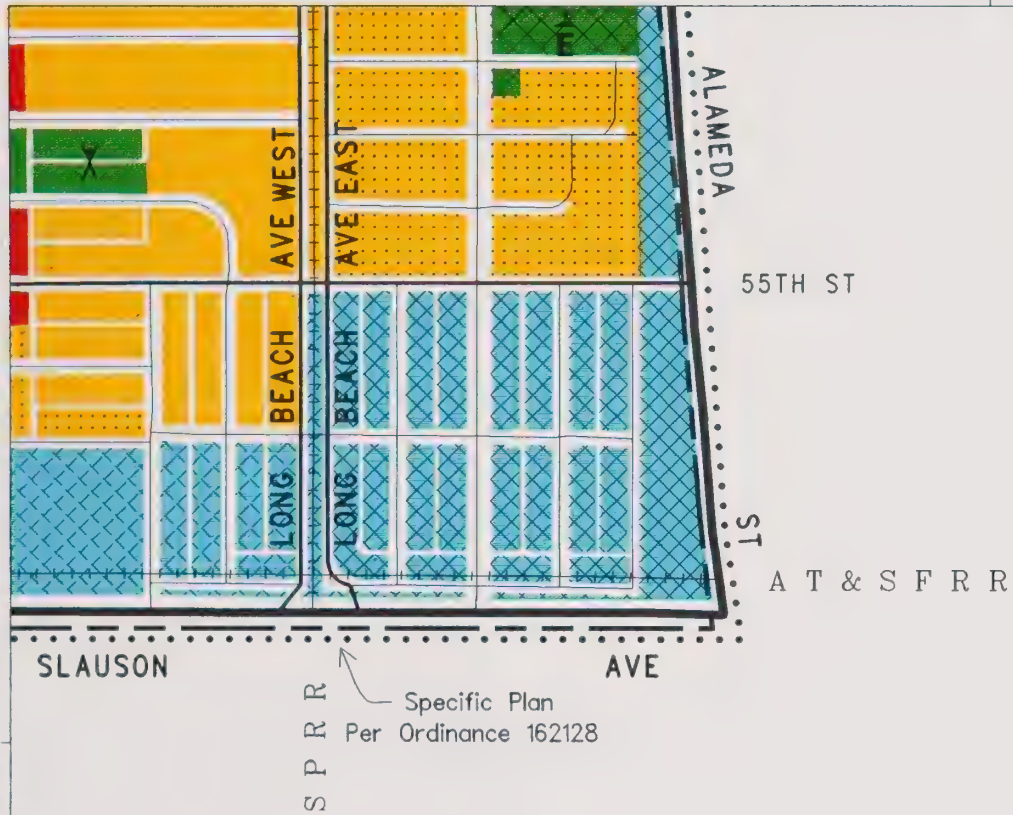
Specific Plan
Per Ordinance 162128



SEE MAP 105P213



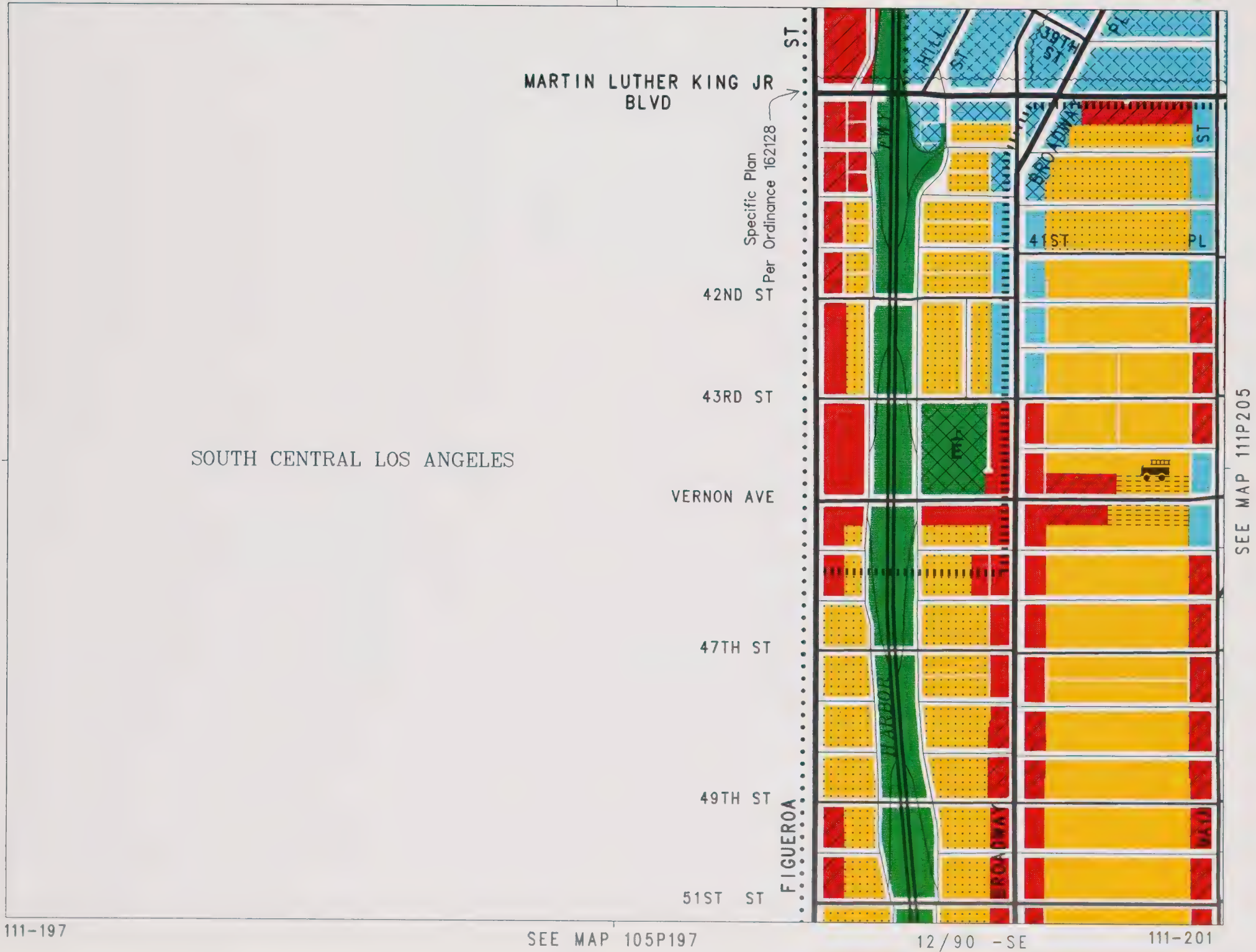
SEE MAP 105P205



COUNTY OF LOS ANGELES

CITY OF HUNTINGTON PARK

CITY OF VERNON



SEE MAP 099P197



AVE

FLORENCE AVE

76TH ST

COUNTY OF LOS ANGELES

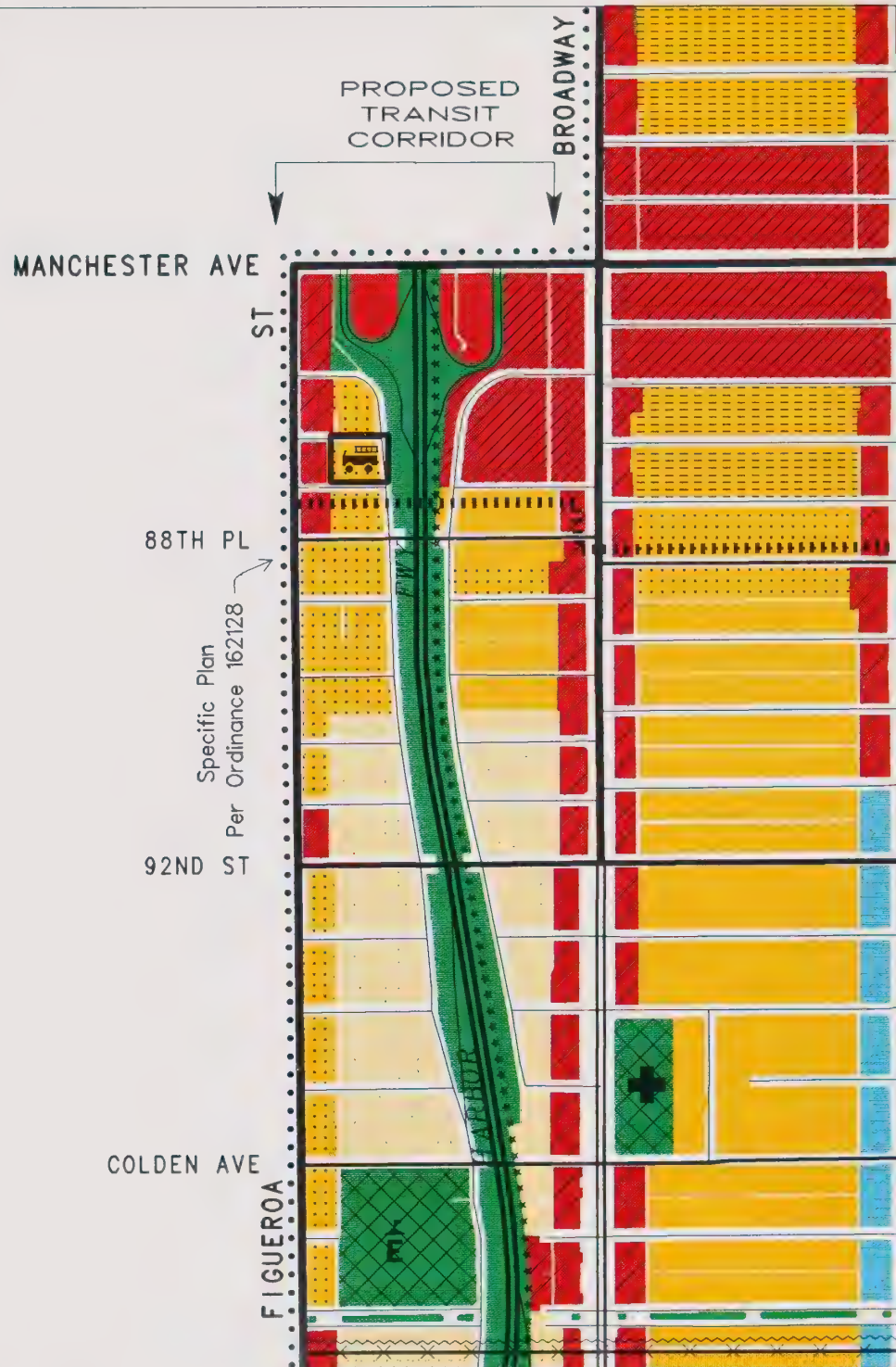
ST

CENTRAL

83RD ST

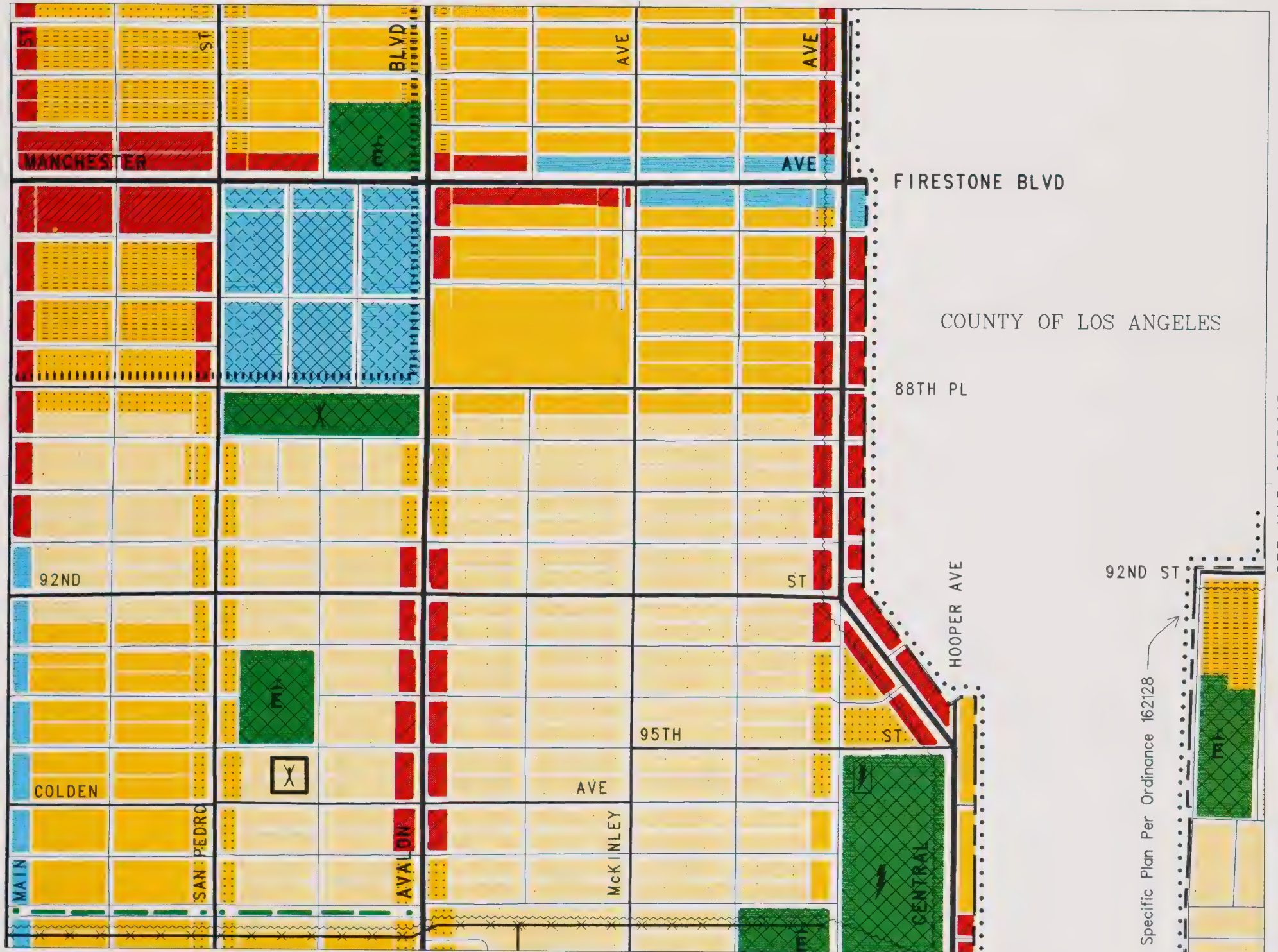
Specific Plan
Per Ordinance 162128

SOUTH CENTRAL LOS ANGELES



SEE MAP 093P205

SEE MAP 093P197



SEE MAP 093P213

SEE MAP 093P205

COMPTON AVE

S P R R

BANDERA ST

COUNTY OF LOS ANGELES

Specific Plan
Per Ordinance 162128

92ND ST

97TH ST



SOUTH CENTRAL LOS ANGELES

CENTURY BLVD

104TH ST

108TH ST

111TH ST

IMPERIAL HWY

FIGUEROA

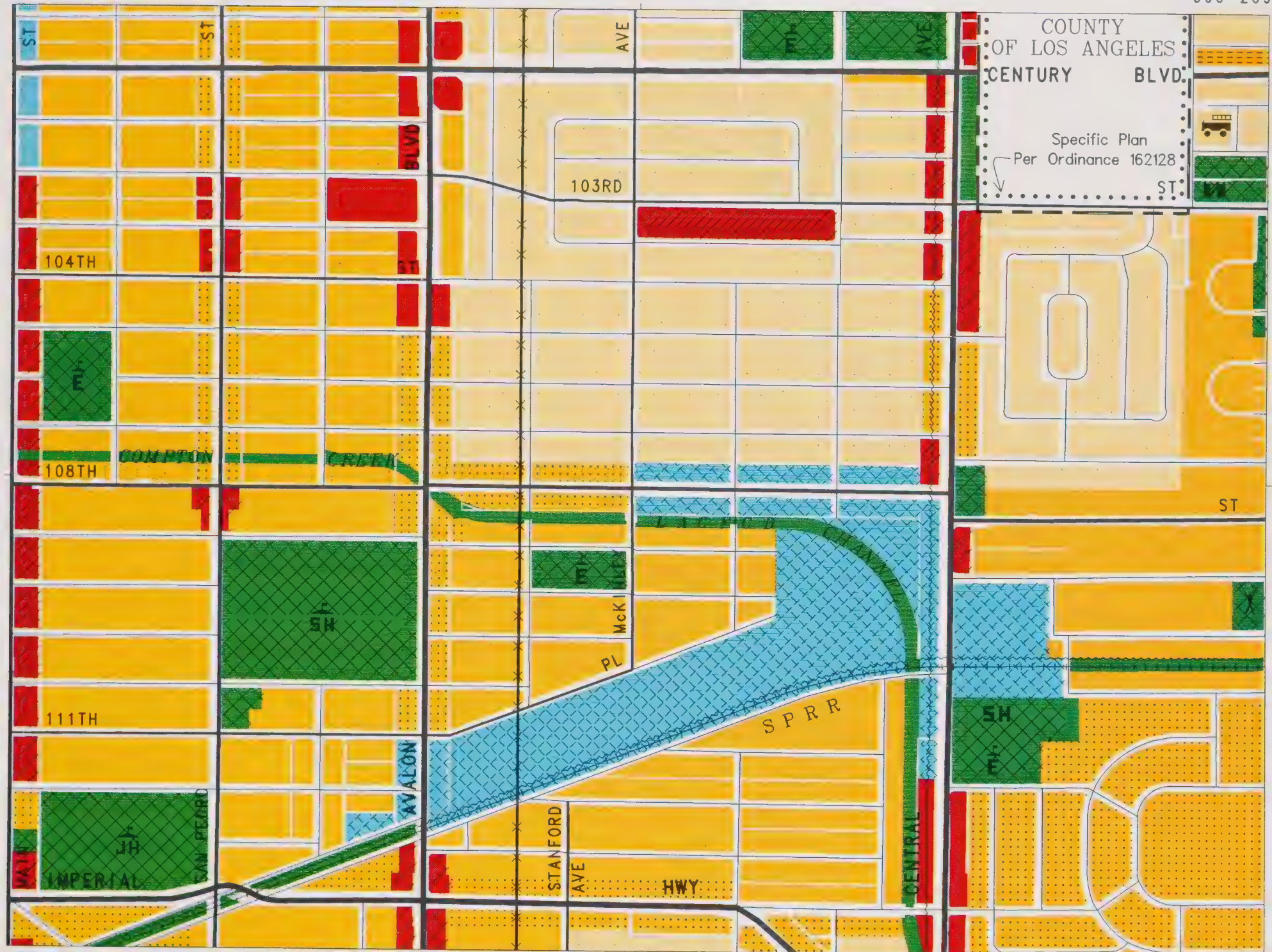
HARBOR

BROADWAY

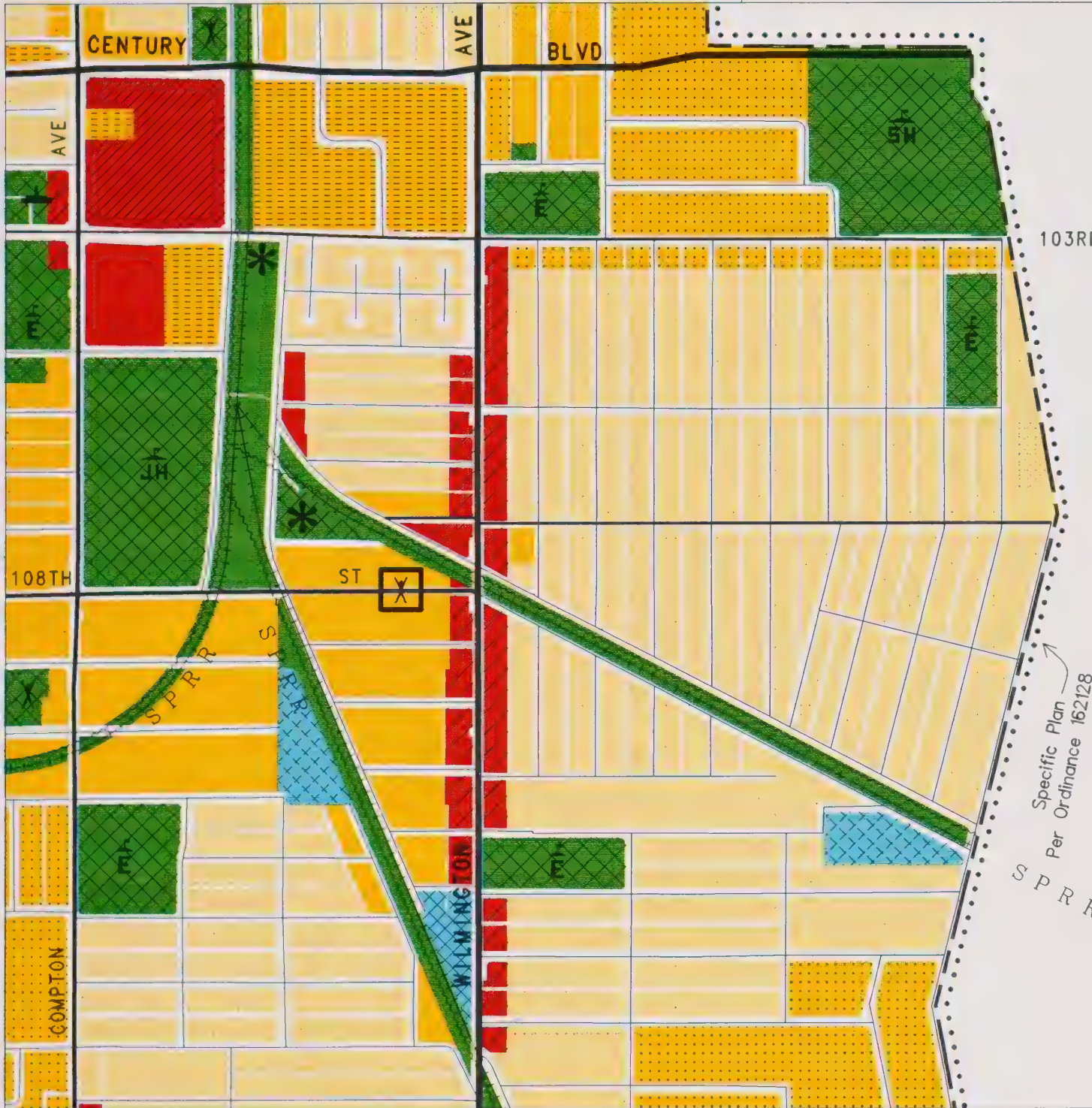
Specific Plan
Per Ordinance 162128

SEE MAP 087P205





SEE MAP 087P205



COUNTY
OF LOS ANGELES

103RD ST

CITY OF LYNWOOD

107TH ST

COUNTY
OF LOS ANGELES

Specific Plan
Per Ordinance 162128
SPRR

SOUTH CENTRAL LOS ANGELES

PROPOSED
TRANSIT
CORRIDOR

CENTURY FWY

S P R R

FIGUEROA ST

118TH ST

ST

120TH ST

HARBOR FWY
S P R R

BROADWAY

Specific Plan
Per Ordinance 162128

PROPOSED
TRANSIT
CORRIDOR

HARBOR GATEWAY

COUNTY OF LOS ANGELES

SEE MAP 081P205

084-209

PROPOSED
TRANSIT
CORRIDOR

COMPTON CREEK CHANNEL
L A C F C D

081P205

SEE MAP 087P205

084-205

CENTRAL AVE

McKINLEY AVE

AVALON BLVD

SAN PEDRO BLVD

MAIN ST

WADSWORTH AVE

STANFORD

118TH

120TH

CENTURY

AVE

IMPERIAL HWY

COUNTY OF LOS ANGELES

Specific Plan
Per Ordinance 162128

COMPTON AVE

WILMINGTON AVE

SPRR

Specific Plan Per Ordinance 162128

IMPERIAL HWY

COUNTY OF LOS ANGELES

1.

Height District No. 1.
2.

Gross Acreage includes abutting streets.
3.

Boxed Symbol denotes the general location of a proposed facility. It does not designate any specific private property for acquisition such facility may appropriately be located within an area defined by the locational and service radius standards contained in the individual facility plans comprising the service system element of the General Plan.
4.

Height District No. 1VL.
5.

Height District No. 1L.
6.

These designations include associated parking.
7.

Minimum Density Residential Uses may be permitted on privately owned open space.
8.

Quasi-Public Land designations on this map indicate existing uses which are anticipated to remain. The Plan does not propose public acquisition of the designated lands.
9.

Local streets, and freeway interchanges are shown for reference only.
10.

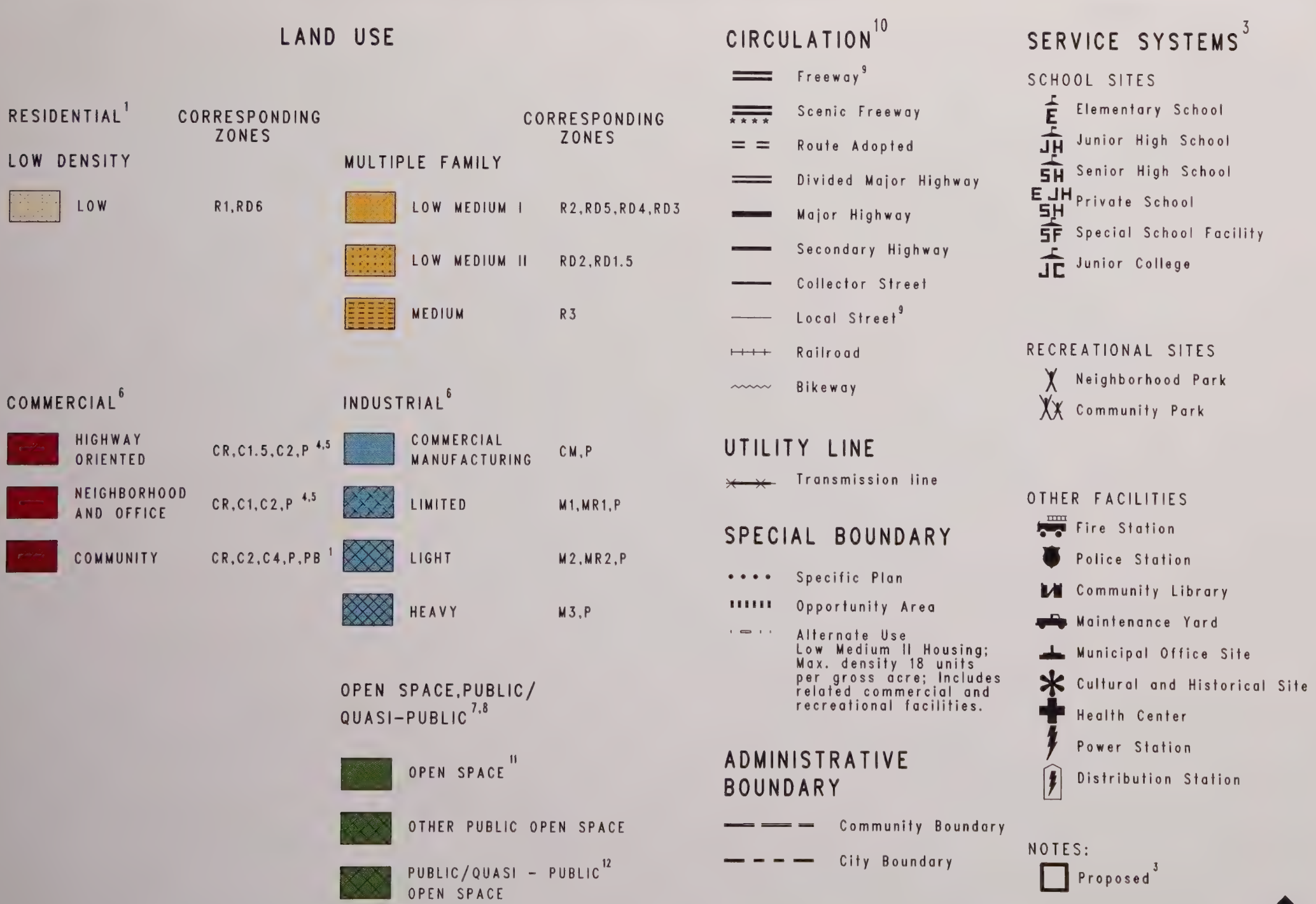
The possibility of jog eliminations to promote the flow of through traffic throughout the District should be studied.
11.

When the use of property designated as "Open Space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
12.

When the use of property designated as "Public/Quasi-Public Use" (e.g. school, university, hospital, major institution) is proposed for a use other than that which has been deemed to be approved per LAMC 12.24-F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
13.

Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
14.

Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations. Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.



SUMMARY OF LAND USE

LAND USE					
RESIDENTIAL ¹	DWELLING UNITS PER GROSS ACRE ²	CORRESPONDING ZONES			
Low	3+ to 7	R1, RD6	Single Family Housing		
Low-Medium I	7+ to 12	R2, RD5 RD4, RD3	Total Acres	1,181	
			% of Total Acre	12.5%	
Low-Medium II	12+ to 24	RD2, RD1.5	Dwelling Unit Capacity	6,165	
			Population Capacity	20,895	
Medium	24+ to 40	R3	Multiple Family Housing		TOTAL RESIDENTIAL
			Total Acres	4,703	Total Acres
			% of Total Acre	49.9%	% of Total Acre
			Dwelling Unit Capacity	75,100	Dwelling Unit Capacity
			Population Capacity	188,615	Population Capacity
COMMERCIAL ⁶					
Highway Oriented		CR, C1.5 C2, P ^{4,5}	Total Acres	316	TOTAL COMMERCIAL
			% of Total Area	3.3%	Total Acres
Neighborhood & Office		CR, C1, C2 P ^{4,5}	Total Acres	232	% of Total Area
			% of Total Area	2.4%	697
Community		CR,C4,C2, P,PB ¹	Total Acres	166	7.5%
			% of Total Area	1.8%	
INDUSTRIAL ⁶					
Commercial Manufacturing		CM, P	Total Acres	141	
			% of Total Area	1.5%	
Limited		MR1, M1, P	Total Acres	961	TOTAL INDUSTRIAL
			% of Total Area	10.2%	Total Acres
Light		M2, MR2, P	Total Acres	621	% of Total Area
			% of Total Area	6.6%	1,827
Heavy		M3, P	Total Acres	104	19.4%
			% of Total Area	1.1%	
OPEN SPACE ¹¹			Total Acres	558	TOTAL OPEN SPACE
			% of Total Area	5.9%	Total Acres
					% of Total Area
PUBLIC/QUASI PUBLIC ¹²			Total Acres	448	TOTAL PUBLIC & QUASI-PUBLIC
			% of Total Area	5.9%	Total Acres
					% of Total Acres
OPPORTUNITY AREA					TOTAL ACRES
					% OF TOTAL AREA
					9,414
					100%

SOUTH CENTRAL ALCOHOL SPECIFIC PLAN

TABLE OF CONTENTS

B. Specific Plan

- 1. Summary of Provisions**
- 2. Subject Index**
- 3. Annotated Table of Contents**
- 4. Specific Plan Ordinance**
- 5. Administrative Responsibilities**

PART 1

SOUTH CENTRAL ALCOHOL SALES SPECIFIC PLAN ORDINANCE 162,218 EFFECTIVE MAY 4, 1987

SUMMARY OF PROVISIONS

1. Rationale for Specific Plan: "Whereas, there is an usually large number of establishments dispensing alcoholic beverages for off-site consumption (whole) appears to directly constitute to numerous peace, health safety and several welfare problems in the area, involving loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstruction, as well as traffic circulation parking and noise problems on public streets and neighborhood lots... (which) creates serious impacts on the health, safety and welfare of residents of nearly single-and multiple-family areas; involving fear for the safety of their children and of visitors to the area as well as constituting to deterioration of their neighbor hods and concomitant declaration of their property and destruction of their community values and quality of life:.
2. Geographic Area: The Specific Plan covers the South/Central portion of the city bounded the Santa Monica Freeway on the North, the city boundary on the east, Artesia Boulevard on the South and the City boundary and La Brea Avenue on the west.
3. Affected Communities: The Specific Plan covers all or portions of four community plan areas: West Adams, South and Harbor Gateway.
4. Conditional Use Requirement: The specific Plan requires approval by conditional use permit for an establishment selling alcoholic beverages, including beer and wine, for off-site consumption.
5. Procedure: The Planning Commission may approve requests for a conditional use permit with appeal (permitted to the City Council. All council members within the Specific Plan area shall be notified of each application.
6. Required Findings:
 - A. Whether the proposed use will adversely affect the welfare of area residents or will result in an undue concentration in the area of establishments dispensing alcoholic beverages.
 - B. Whether the proposed use will detrimentally affect nearly residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following:
 1. residential buildings
 2. churches, schools, hospitals, public playgrounds and other civilian uses; and
 3. other establishments dispensing alcoholic beverages; including beer and wine.
7. Existing Uses: Existing establishments dispensing alcoholic beverages for off-site consumption may not be continued or re-established without a conditional use permit if any of the following occur after the effective date of this ordinance:
 - A. The establishment changes its type of retail liquor license.
 - B. The operation of the establishment is abandoned or discontinued, including suspension of licenses; or
 - C. There is a substantial change in the mode on character of operation of the establishment.
8. Additional Authority: The Planning Commission may require the modification discontinuance, or revocation of any conditional use granted under this Specific Plan.
9. Applicability of Interim Specific Plan Ordinance: The provisions of the Interim Specific Plan Ordinance (No. 158,820), which expired on April 30, 1987, shall be considered as remaining in full force and effect after the expiration date for the purpose of initiating, maintaining or defending any administrative civil or criminal proceedings which may have arisen from Interim Ordinance.
10. Applicability of Zoning Code: The regulations of this ordinance are in addition to those of Chapter 1 of the Los Angeles Municipal Code and do not contain any or procedures not contained in Chapter 1.
11. Severability: If any provisions of this ordinance if found to be unconstitutional by any court, the remaining provisions shall not be affected and shall remain in effect.

PART 2

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

SUBJECT INDEX

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Churches	4-2
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Residentially zoned buildings	4-2
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Specific plan area	4-1
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SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

ANNOTATED TABLE OF CONTENTS

PROVISION	HIGHLIGHTS	SECTION	PROVISIONS	HIGHLIGHTS	SECTION
Conditional Use Approval	Conditional Use approval needed for new establishments selling alcoholic beverages for off-site consumption.	2	Interim Specific Plan Ordinance	The provisions of the Interim Specific Plan ordinance shall remain in effect for initiating maintaining and defending civil or criminal proceedings.	6
Procedures	Planning Commission and City Council, on appeal, may approve establishments selling alcoholic beverages for off-site consumption.	3A	Applicability of Zoning	The regulations in this ordinance are in addition to those in the zoning code.	7
Required Findings	Effect on welfare of area residents and undo concentration of establishments in the area.	3B	Severability	If any portions of this ordinance is declared unconstitutional, the remaining portions shall remain in effect.	8
	Consideration to be given to distance of new establishment from: (1) residential buildings, (2) churches, schools, hospitals, public playgrounds and other similar uses and (3) other establishments selling alcoholic beverages.				
Existing Uses	Conditional use approval need to re-establish an establishment selling alcoholic beverages if: (1) a change in the type of retail liquor license, (2) the operation of the establishment is abandoned or discontinued, including license suspensions and (3) there is substantial change in the mode or character of operation.	4			
Commission Additional Authority	The Commission may require the modification, discontinuances or revocation of any conditional use approval for an establishment selling alcoholic beverages.	5			
	Conditional use approvals granted pursuant to the Interim Specific Plan Ordinance shall remain in effect.				

SPECIFIC PLAN FOR CONDITIONAL USE
APPROVAL FOR ESTABLISHMENTS
FOR THE SALE OF ALCOHOL WHICH
ARE GENERALLY LOCATED
IN THE SOUTH CENTRAL AREA OF THE CITY
Ordinance No. 162,218 (Eff. 5/4/87)

An ordinance establishing a specific plan for the regulation of establishments dispensing, for sale or other consideration, alcoholic beverages for off-site consumption, and generally located in the South Central Area of the City of Los Angeles.

WHEREAS, there is an unusually large number of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption, generally located in the South Central Area of the City of Los Angeles, including portions of the South Central Los Angeles, Southeast Los Angeles and West Adams District Plan Areas (hereinafter "Area"); and

WHEREAS, the existence of this inordinate number of establishments appears to directly contribute to numerous peace, health, safety and general welfare problems in the Area, including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots; and

WHEREAS, the existence of such problems creates serious impacts on the health, safety and welfare of residents of nearby single and multiple-family areas; including fear for the safety of their children and of visitors to the Area, as well as contributing to the deterioration of their neighborhoods, and concomitant devaluation of their property and destruction of their community values and quality of life; and

WHEREAS, the district plans for this Area provide for a commitment by "the City to the redirection of its energies toward the improvement and upgrading of declining areas of Los Angeles in general and the South Central Los Angeles District in particular" and an intent to "...encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live in the district...contribute to a healthful and pleasant environment; balance growth with stability... and promote a social-economic climate which will result in stable and desirable neighborhoods for the residents..."; and

WHEREAS, on May 28, 1983, the City Council adopted a motion which requested the Police, Fire and Public Safety Committee to investigate the problems associated with liquor store outlets in the Area and, pursuant to such request, the Working Group on Liquor Store Outlets has held regular meetings and has focused attention on ways to eliminate these problems on and about the premises of liquor outlets in the Area and has prepared a draft report of recommendations for the review of the Police, Fire and Public Safety Committee of the City Council; and

WHEREAS, The Working Group on Liquor Outlets has compiled information which indicates serious problems in this Area and provides the substantive information for the imposition of a permanent control measure to prohibit the introduction of any additional establishments or any expansion or changes in the mode or character of operation of such existing establishments within the Area unless new or expanded establishments have first been thoroughly reviewed by the City through a conditional use process; and

WHEREAS, on September 6, 1983, the City Council, being aware of the serious concerns raised by such establishments in the Area and desiring to prevent any worsening of such situation and any further such intrusions into such neighborhoods, requested the City Attorney, with the assistance of the Department of City Planning, "to prepare and present an appropriate ordinance establishing a conditional use process governing off-site liquor outlets, with the goal of inhibiting or reversing the proliferation of such outlets in heavily impacted areas of the City"; and

WHEREAS, the City Council, being aware of the serious concerns raised by the number of such establishments in the area and desiring to prevent any worsening of such neighborhood conditions, adopted a two-year interim Specific Plan Ordinance (Ordinance No. 158,820) on March 27, 1984, which established a process of conditional use approval for establishments seeking licensing for the sale of alcoholic beverages for an off-site consumption in the South Central Area; and

WHEREAS, the operative period of Interim Specific Plan was extended by resolution of the City Council on April 30, 1986 for one year, and will expire on April 30, 1987; and

WHEREAS, it is desirous that existing liquor outlets continue to be subject to regulatory control;

NOW THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

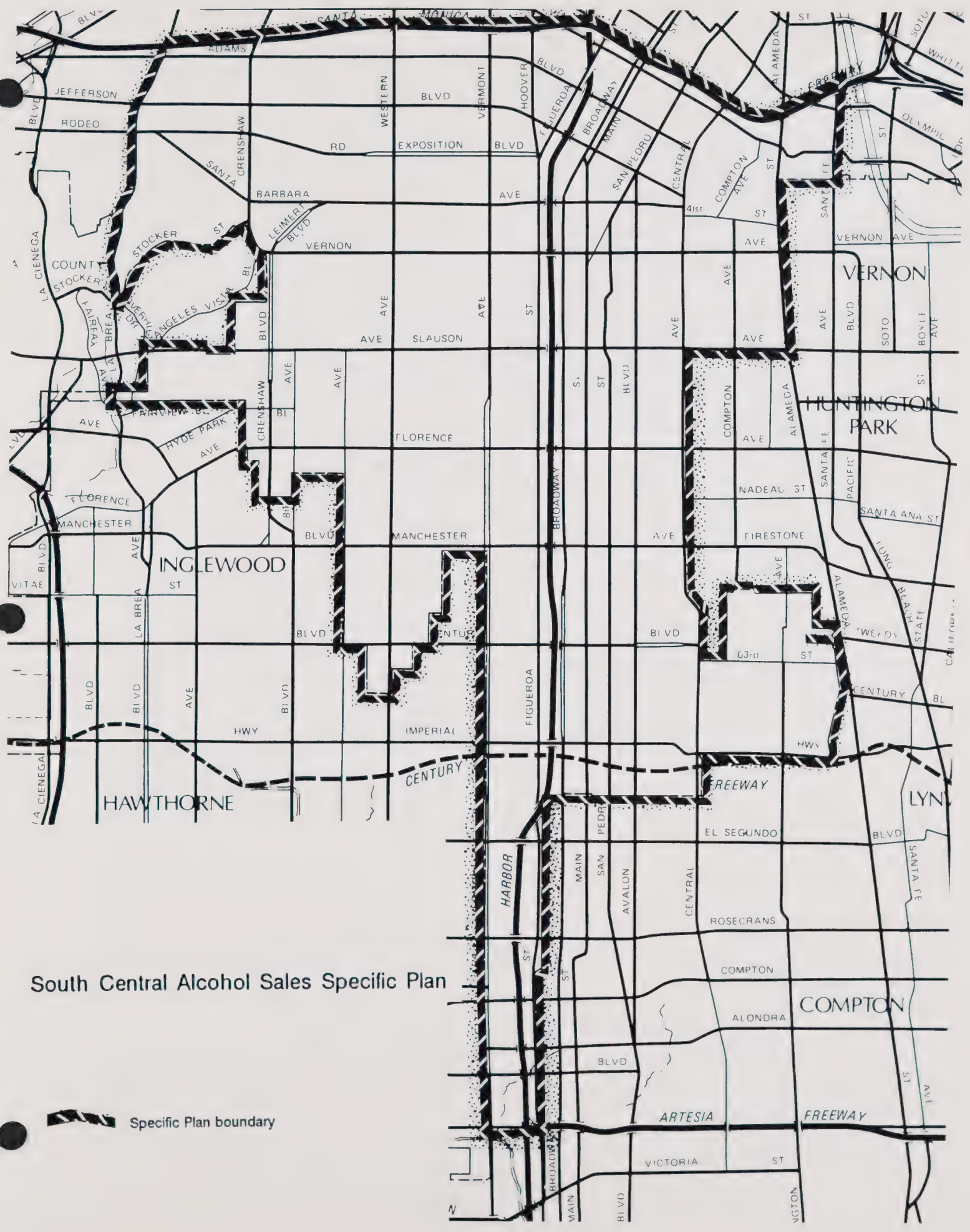
Section 1. ESTABLISHMENT OF A SPECIFIC PLAN
FOR CONDITIONAL USE APPROVAL FOR SALE OF
ALCOHOLIC BEVERAGES

The City Council hereby establishes a Specific Plan for conditional use approval for establishments dispensing for sale or other consideration alcoholic beverages, including beer and wine, for off-site consumption, which are located in the area of the City shown on the map below within dotted black lines (hereinafter the "Area");

Section 2. CONDITIONAL USE APPROVAL
REGULATION

Beginning on the effective date of this ordinance, no person shall establish in the Area an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption, without first obtaining conditional use approval from the City of Los Angeles as set forth herein.

Section 3. PROCEDURES



South Central Alcohol Sales Specific Plan

 Specific Plan boundary

A. The City Planning Commission, and the City Council on appeal, shall have authority to approve the use of a lot in the Area for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption. In granting a conditional use approval, the City Planning Commission, and the City Council on appeal, shall follow the procedures set forth in Section 12.24 of the Los Angeles Municipal Code.

B. In making the findings required pursuant to Section 12.24-B of the Los Angeles Municipal Code, the City Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the welfare of area residents or will result in an undue concentration, alcoholic beverages, including beer and wine. The City Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following:

1. residential buildings;
2. churches, schools, hospitals, public playgrounds and other similar uses; and
3. other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

C. Whenever an application for a conditional use has been filed pursuant to this ordinance, the City Planning Commission shall give notice of this fact forthwith to the City Council members whose districts including portions of the Area for their information.

Section 4. EXISTING USES

The use of a lot for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption may not be continued or re-established without conditional use approval granted in accordance with the provisions of this ordinance, if any of the following occur after the effective date of this ordinance.

A. The establishment changes its type of retail liquor license within a license classification; or

B. The operation of the establishment is abandoned or discontinued, including the case where the license for such operation is suspended; or

C. There is substantial change in the mode or character of operation of the establishment.

Section 5. ADDITIONAL AUTHORITY

For any conditional use, granted in accordance with the provisions of this ordinance or any existing use subject to this ordinance, and notwithstanding any provision of the Los Angeles Municipal Code to the contrary:

The City Planning Commission may require the modification, discontinuance, or revocation of any such

conditional use or existing use in accordance with the procedures and standards set forth in Section 12.24-J of the Los Angeles Municipal Code.

Further, any conditional use approval granted pursuant to the Interim Specific Plan Ordinance (Ordinance No. 158,820) shall continue in full force and effect and shall be subject to the provisions of Section 12.24-J and this ordinance.

Section 6. APPLICABILITY OF INTERIM SPECIFIC PLAN ORDINANCE NO. 158,820

The conditional use regulations set forth in Section 2 of the Interim Specific Plan Ordinance (Ordinance No. 158,820) will expire on April 30, 1987. However, all provisions of the Interim Specific Plan Ordinance, including the conditional use regulations, shall be considered as remaining in full force and effect thereafter for the purpose of initiating, maintaining or defending any administrative, civil or criminal proceeding with respect to any right, liability or offense that may have arisen pursuant to the provisions of that ordinance.

Section 7. APPLICABILITY OF THE ZONING CODE

The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and do not contain any rights not otherwise granted under the provisions and procedures contained in said chapter.

Section 8. SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Part 5

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

ADMINISTRATIVE RESPONSIBILITIES

Applicant

- o Applicant must file a conditional use permit application pursuant to 12.24 B of the Los Angeles Municipal Code and pay a fee pursuant to Section 19.01-C of the Municipal Code.

Zoning Administration Office, Planning Department

- o The office of Zoning Administration, upon receipt of a conditional use permit application ; shall conduct a public hearing and prepare a report to the Planning commission to approve, approve with modification or disapprove the application, with the required findings made.

Public Counter Planning Department

- o The Public Counter shall receive the completed application forms and fee, verify that the forms completely filled out and ready for processing and transmit copies of the completed applications to all councilmembers whose districts are within the boundary of the Specific Plan area.

ORIGINAL COMMUNITY PLAN STAFF

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, Director of Planning

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